

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, APRIL 7, 2010

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Robert Klancher, Chairman, Broad Run District; Kevin Ruedisueli, Vice Chairman, At Large; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Cliff Keirce, Dulles District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Helena Syska, Sterling District.

Commissioner Absent: Valdis Ronis, Potomac District.

Staff Present: Julie Pastor, Director of Planning; John Merrithew, Assistant Director of Planning; Marie Genovese, Community Planning; Nancy Bryan, Recording Secretary; Office of Transportation Services: Andy Beacher, Nancy Gourley, Lou Mosurak, George Phillips; Building and Development: Todd Taylor.

1. CPAM 2005-0009, REVISED COUNTYWIDE TRANSPORTATION PLAN UPDATE

The Planning Commission certified CPAM 2005-0009, Revised Countywide Transportation Plan Update and recommended approval to the Board of Supervisors, including the amendment to Chapter 9 Implementation: an additional Implementation Task to investigate access management strategies where appropriate for Route 15 North and South of Leesburg. (5-2-1-1, Bayless, Robinson opposed; Keirce abstained; Ronis absent).

2. COVER LETTER TO THE BOARD OF SUPERVISORS

The Planning Commission approved the cover letter transmitting an additional thirteen (13) items to the Board of Supervisors from the Planning Commission as amended April 7, 2010 adding Item #13 regarding VDOT Referrals having just been received and not being a substantial part of the Planning Commission's deliberations; and also that the Transit portion of the document be reviewed by TPAC as soon as is feasible and provide their recommendation to the Board of Supervisors prior to the Board's final vote. (5-2-1-1, Bayless, Robinson opposed; Keirce abstained; Ronis absent).

3. ZMAP 2008-0021, KINCORA VILLAGE CENTER

Disclosure: Ms. Syska met with Mike Scott and John McGranahan and toured the site.

The Commission considered the application's remaining outstanding issues and expressed support for the proposed 1,400 residential units, the amount and scale of retail uses, and the number of hotels. Commissioners suggested that the applicant modify the proffered land use phasing to provide more office floor area in the early phases and revise the transportation phasing to construct the Pacific Boulevard and Gloucester Parkway improvements earlier in the project. Commissioners also advised the applicant to revise the capital facilities worksheet and the unmet housing needs proffers, to proffer the observation platform, and to clean-up the Concept Plan, Design Guidelines, and Proffer Statement.